

RESOLUTION NO. 2008-44 (Red Hawk Canyon Subdivision)

A RESOLUTION, granting preliminary approval of "Red Hawk Canyon Subdivision".

WHEREAS, the Wenatchee Planning Commission held an open record hearing on May 21, 2008 at the hour of 7:30 p.m. for the purpose of taking public testimony regarding an application for a major subdivision described on Exhibit "A" attached hereto and incorporated herein as though fully set forth; and

WHEREAS, at the conclusion of the open record hearing on May 21, 2008, the Wenatchee Planning Commission made the following findings of fact:

1. The subject property is located in the Residential Low – RL zoning district within the City of Wenatchee.
2. A complete application was submitted in accordance with Wenatchee Zoning and Subdivision Ordinances, at least forty-five (45) days prior to the Planning Commission hearing.
3. Appropriate notice of application and public hearing was sent in accordance with Wenatchee City Code, Title 10 Zoning and Title 13 Administration.
4. The application represents a twenty-five (25) lot subdivision resulting in 3.9 units per net acre of land.
5. A SEPA Checklist has been submitted with the application materials.
6. Resource Lands and Critical Areas Ordinance has been consulted in reviewing this application. The subject property is within identified floodplain.
7. The subject property is within a circulation deficient area and the conditions placed on the proposal will bring it into compliance with the Comprehensive Plan.

8. Wenatchee Planning Commission is empowered by Wenatchee City Code (WCC), Title 13 Administration of Development Standards to hear Subdivision applications and forward recommendations to the Wenatchee City Council.

WHEREAS, at the hearing on May 21, 2008, the Wenatchee Planning Commission made the following conclusions:

1. The subject application demonstrates consistency with the development standards and procedural requirements of WCC, Title 10 Zoning, Title 11 Subdivision, Title 12 Environmental Protection, and Title 13 Administration of Development Standards.
2. The application demonstrates consistency with the Wenatchee Urban Area Comprehensive Plan density standards of the RL zone with 3.9 units per net acre.
3. The application, as conditioned, demonstrates consistency with adopted levels of service for roads, utilities, fire protection facilities, schools and other public and private facilities needed to serve the development, with assurance of concurrency.
4. The application, as conditioned, provides for circulation, light, air, recreation, public space and service needs of the developed tract and its relation to adjacent areas.
5. With respect to the State Environmental Policy Act, of 1971, as amended, a detailed evaluation of the environmental implication of this project has been done. The evaluation resulted in a declaration of environmental non-significance being entered for the project on April 25, 2008.
6. A site analysis is necessary for this development for development in a flood plain.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE as follows:

SECTION I

The City Council of the City of Wenatchee does hereby adopt the findings and conclusions entered by the Wenatchee Planning Commission on May 21, 2008.

SECTION II

Based upon the findings and conclusions of the Wenatchee Planning Commission and the closed record hearing held on May 21, 2008, the City Council of the City of Wenatchee does hereby approve the preliminary subdivision of the property described on Exhibit "A" known as the "Red Hawk Canyon Subdivision", subject to the following conditions:

1. Prior to final plat approval, the subdivision administrator shall be provided with a copy of the irrigation share segregation as approved by the Wenatchee Reclamation District.
2. Prior to final plat approval, irrigation right-of-ways for each parcel of land must be delineated on the plat pursuant to R.C.W. 58.17.310.
3. Power and water are available and additional easements may be required. Chelan County PUD will provide locations for access. Cost estimates will be provided after final engineered plans are available for the subdivision.
4. Prior to final plat approval, accepted and approved restrictive covenants to the satisfaction of the City Attorney (notice to title) to provide roadway connections as identified within the Comprehensive Plan shall be recorded on properties identified by parcel numbers 22-20-05-430-300, 22-20-05-430-050, 22-20-05-420-950, and 22-20-05-440-100 and as provided with the plat application.
5. Removal of the landscaping island in the proposed C-Line or approval of an alternate design satisfactory to the City Engineer.
6. Prior to final plat approval, design plans shall be submitted, approved, and constructed to the satisfaction of the City Engineer.
 - a. RIGHT-OF-WAY:
 - i. C-line roadway will be classified a collector in accordance with the comprehensive plan.
 - ii. Provide additional R/W width or easement for C-line if proposed configuration is approved to meet the 'Collector' road standard.
 - iii. A one-foot reserve block shall be required at end of and along the easterly boundary of the C-line.
 - iv. Extend R/W for C-line the full easterly frontage length of the plat.

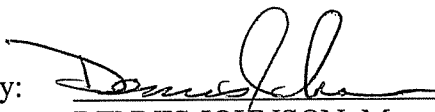
- v. Provide notice to title restricting further development or dedicate R/W for roadway connections to the south and east as indicated in the comprehensive plan (see condition #4).
- b. ROAD DESIGN:
 - i. Road Construction: The configuration shown for the c-line off 5th street does not meet the collector road standard. City engineer requires engineering report indicating that the configuration meets with minimum AASHTO standards, and that it will not create a sight distance or other safety hazard. Also indicate maintenance responsibility for this area.
 - ii. Curb, gutter, and Sidewalk: Sidewalk including approved ADA access ramps shall be provided at radius returns at new intersection prior to plat approval. Other sidewalks for the proposed development shall be constructed to meet city standards and may be constructed at the time of building construction. The design plans shall include sidewalk design and appropriate details with notes explaining sidewalk construction at time of building construction if they are not to be constructed with the improvements. Standard curb and gutter including a curb cut for each lot shall be constructed prior to final plat approval.
 - iii. Street Lighting: Provide street lighting at the A-Line and B-Line intersections that complies with the Dark Sky Initiative.
 - iv. Signing and Striping: All signing and striping shall be designed in accordance with the MUTCD. City will install stop and street signs. Storm sewer: A storm drainage report is required with submittal of the design plans. The plans and report shall cover conveyance, upstream/downstream drainage analysis, temporary erosion control, water quality in accordance with NPDES phase II regulations, detention, and any other storm system analysis necessary to demonstrate no impact to downstream property owners. A City storm drain system exists in Western Avenue that has capacity to accept stormwater from the site. Drainage from one lot to another or onto adjoining properties is not allowed. Drainage easements and conveyance facilities shall be provided. Trunk lines shall be provided with manholes per city of Wenatchee standards.

- c. SITE GRADING: As part of the subdivision improvements, grading shall be performed to the extent necessary to control all stormwater from each lot and street. Erosion control shall also be addressed as part of the engineering drawings. Identify secured construction stormwater permit on the plans.
 - d. STORM SEWER: A storm drainage report is required with submittal of the design plans. The plans and report shall cover conveyance, upstream/downstream drainage analysis, temporary erosion control, water quality in accordance with NPDES phase II regulations, detention, and any other storm system analysis necessary to demonstrate no impact to downstream property owners. A City storm drain system exists in 5th Street that has capacity to accept stormwater from the site. Drainage from one lot to another or onto adjoining properties is not allowed. Drainage easements and conveyance facilities shall be provided. Trunk lines shall be provided with manholes per city of Wenatchee standards.
 - e. SANITARY SEWER: City sewer shall be provided for each lot via individual laterals with a 2% minimum slope. Sewer system shall be constructed in accordance with City standards. Sewer laterals shall be designated as private and be the responsibility of the home owner.
 - f. WATER: Final design plans shall include approved PUD water plan.
 - g. FRONTAGE FEES: City records indicate that sewer frontage fees are due along 5th street and for the main along the easterly portion of the subdivision. Said fees to be satisfied prior to final plat approval.
 - h. PLANS, SPECIFICATIONS, AND ESTIMATES: Road and utility plans and specifications shall be submitted to the City Engineer for approval.
 - i. Prior to ground disturbing activities, approved plans and payment of all fees are required.
7. Prior to final plat approval, the following items must be accomplished:
- a. If the center island off of 5th street is to be installed, it must be set back 25 feet from property line (or so engineered to allow 40 foot truck to turn off 5th eastbound and make the turn without backing up. Inside radius 28ft).
 - b. Additional fire hydrants shall be installed in locations so that distances to any lot do not exceed 250 feet.

- c. No dips or humps in access shall preclude the Fire Department's ability to access said subdivision. Please contact the Fire Marshal for truck wheel base specifications and grade changes.
 - d. The access road along the east side (C-Line Road) shall be built to half street improvements to city standards from Fifth Street to Yarrow as approved by the City Engineer.
8. Prior to final plat approval, all structures that will be made non-conforming by this development shall be removed.
9. Prior to the issuance of any building permit, a landscape plan meeting the requirements of the Wenatchee Landscape and Screening Chapter 10.62 of WCC shall be submitted and approved by the Dept. of Community Development.
10. That any sign used to identify the development shall be consistent with sign regulations, Chapter 10.50 of WCC.

PASSED BY THE CITY COUNCIL OF THE CITY OF
WENATCHEE, at a regular hearing thereof, this 12 day of June, 2008.

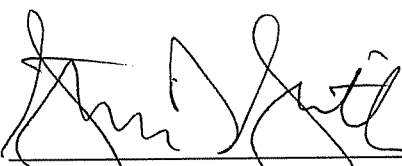
CITY OF WENATCHEE, a Municipal
Corporation

By: 
DENNIS JOHNSON, Mayor

ATTEST:

By: 
VICKI REISTER, City Clerk

APPROVED:

By: 
STEVE D. SMITH, City Attorney